

An  
Bord  
Pleanála

**Board Order**  
**ABP-320905-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 24/60206**

**Appeal** by Elaine Boylan of 20 Limelawn Glade, Clonsilla, Dublin against the decision made on the 30<sup>th</sup> day of August, 2024 by Wicklow County Council to grant subject to conditions a permission to Boyle Sports care of Buckley Partnership Architects of 5a Quinsborough Road, Bray, County Wicklow in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Change of use of the existing ground floor retail area to a Boylesports bookmakers (note the existing Boylesports bookmakers at 111 Main Street, Bray will be relocated to this proposed location subject to a full grant of planning permission), internal alterations, erection of satellite dishes, new signage, partial demolition and removal of existing rear return, the provision of a new shop front, alterations to the rear elevation, the provision of a new rear access stair and bin storage area and all associated site development works at 4 Quinsborough Road, Bray, County Wicklow.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Reasons and Considerations**

Having regard to the nature, design and location of the proposed development in Bray town centre, and also having regard to the existing vacant retail unit on the application site and the proposal to relocate an existing bookmakers to the application site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not result in an over-concentration of bookmakers in the town centre, would not adversely impact on the vitality and vibrancy of Bray town centre and would not seriously injure the visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission for the bookmakers, the Board considered that, as indicated in the development description and reinforced by way of Condition Number 2 below, the development in and of itself, will not add to the existing number of bookmakers in the centre of Bray town and therefore the subject development does not result in an over concentration of bookmakers in the town centre. The Board also noted that the Bray Municipal District Local Area Plan 2018-2024 is no longer the statutory plan for the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 9<sup>th</sup> day of August, 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Within one month of the date of commencement of operations of the bookmakers at the application site, the applicant's existing bookmakers located at Number 111 Main Street, Bray shall cease operations.

**Reason:** To avoid the over-concentration of bookmakers in Bray town centre and to protect the vitality and vibrancy of the area.

3. The hours of operation of the bookmakers shall be restricted to Monday-Saturday: 09.00 to 21:30 pm and Sunday: 10:30 am to 18:30 pm.

**Reason:** In the interest of residential amenity.

4. The elevations, signage, external wall and roof finishes shall be as indicated in the plans and particulars submitted with the application unless otherwise agreed in writing with the planning authority prior to the commencement of development.

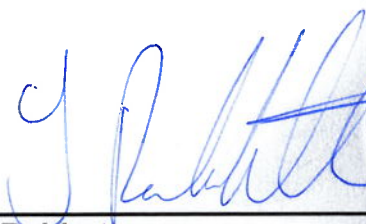
**Reason:** In the interests of architectural harmony and visual amenity.

5. All drainage arrangements including the attenuation and disposal of surface water shall be in accordance with the details to be submitted to and agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interests of proper and efficient drainage.

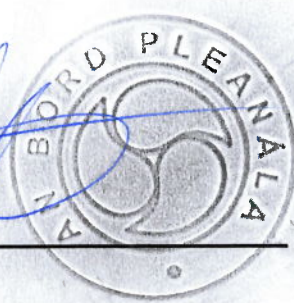
6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** To safeguard the amenities of properties in the vicinity.



Tom Rabbette

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board**



Dated this 30<sup>th</sup> day of April 2025